

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
E/S Park Heights Avenue, 4100' S
of its intersection with * ZONING COMMISSIONER
Greenspring Valley Road
(1 Merry Hill Court, aka Lot 15, * OF BALTIMORE COUNTY
Anton North, Sec.2; and 33 Evan Way,
aka Lot 17, Anton North, Sec.1) * Case No. 96-160-SPH
3rd Election District
2nd Councilmanic District *

Stephen L. Snyder, et ux - Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for those properties known as 3 Merry Hill Court and 33 Evan Way, located in the subdivision of Anton North, Sections 2 and 1, respectively, in Pikesville. The Petition was filed by the owners of the property, Stephen L. and Julia A. Snyder, through their attorney Jeffrey H. Scherr, Esquire. The Petitioners seek approval of an amendment to the Final Development Plans for Anton North, Sections 1 and 2, to permit a lot line adjustment and combination of Lot 17 of Anton North, Section 1 (33 Evan Way), and Lot 15 of Anton North, Section 2 (1 Merry Hill Court). The subject properties and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibits 3 and 4.

Appearing at the hearing on behalf of the Petition were Julia Snyder, property owner, and David S. Thaler and Alan Scoll, engineering and landscape architects with D. S. Thaler and Associates, who prepared the site plan for this project, and Jeffrey H. Scherr, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject properties are adjacent lots located in the subdivision of Anton North, a community of single family dwellings, located in the vicinity of Park Heights

ORDER RECEIVED FOR FILING

Date

By

11/14/96

Avenue in Garrison. The community is largely built out and contains substantially sized homes on large residential lots. Mr. & Mrs. Snyder have acquired the subject properties, shown as 1 Merry Hill Court and 33 Evan Way on the plan. The Petitioners wish to combine the two lots to create one lot which will contain approximately 6 acres in area. They then propose to construct a single family dwelling on that lot. A special hearing is necessary in that the area presently shown for 33 Evan Way, or Lot 17 of Section 1, Anton North, will be transferred and made a part of Lot 15 of Section 2, Anton North, or 1 Merry Hill Court. Thus, the overall density of the tract will be reduced and both subdivision plans must be amended to reflect the combination of the two lots and the addition of the acreage from Lot 17 of Section 1 to Lot 15 of Section 2.

Further testimony revealed that the Development Review Committee approved the proposed combination of the two lots as a refinement to the CRG and Final Development Plan pursuant to their letter dated July 12, 1994, which was marked into evidence as Petitioner's Exhibit 1. Moreover, there is no opposition to the request. In fact, the Anton North Community Association supports the request as evidenced by their letter dated November 21, 1995, which was marked into evidence as Petitioner's Exhibit 2. In addition, the Zoning Plans Advisory Committee (ZAC) comments submitted by the Office of Planning and Zoning indicates their support of the request. Lastly, the Department of Environmental Protection and Resource Management (DEPRM) raised no objections and required that the 50-foot stream buffers established at the time of original subdivision approval be respected. The testimony and evidence presented indicated that the combination of the two lots as proposed would not alter or adversely affect those buffers.

12/14/95
Jep

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of December, 1995 that the Petition for Special Hearing to approve an amendment to the Final Development Plans for Anton North, Sections 1 and 2, to permit a lot line adjustment and combination of Lot 17 of Anton North, Section 1 (33 Evan Way), and Lot 15 of Anton North, Section 2 (1 Merry Hill Court) to create one lot, in accordance with Petitioner's Exhibits 3 and 4, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Zoning Commissioner for inclusion in the case file.

ORDER RECEIVED FOR FILING

Date

By

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 12/4/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 4, 1995

Jeffrey H. Scherr, Esquire
Commerce Place, Suite 2600
One South Street
Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
E/S Park Heights Avenue, 4100' S of its intersection w/Greenspring
Valley Road (1 Merry Hill Court, aka Lot 15, Anton North, Sec.2;
and 33 Evan Way, aka Lot 17, Anton North, Sec.1)
3rd Election District - 2nd Councilmanic District
Stephen L. Snyder, et ux - Petitioners
Case No. 96-160-SPH

Dear Mr. Scherr:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Stephen L. Snyder
1829 Reisterstown Road, Suite 260, Pikesville, Md. 21208

Messrs. David S. Thaler and Alan Scoll, D. S. Thaler & Assoc., Inc.,
7115 Ambassador Road, Baltimore, Md. 21244

People's Counsel

File ✓



Petition for Special Hearing

96-160-SFH

to the Zoning Commissioner of Baltimore County

for the property located at 3 Merry Hill Court, Lot 15, Anton North, Section 1
33 Evan Way, Lot 17, Anton North, Section 1

which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Jeffrey H. Scherr

(Type or Print Name)

Signature

Commerce Place, Suite 2600
One South Street (410) 752-6030
Address Phone No.
Baltimore, MD 21202

City

State

Zipcode

Legal Owner(s)

Stephen L. Snyder

(Type or Print Name)

Signature

Julia A. Snyder

(Type or Print Name)

Signature

Suite 260
1829 Reisterstown Road (410) 653-3700

Address

Phone No

Pikesville, MD 21208

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Alan E. Scoll, RLA

D. S. Thaler & Associates

111 W. Chesapeake Avenue

Towson, MD 21204 (410) 944-3647

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE

ORDER RECEIVED FOR FILING

Date

By



153

PETITION FOR SPECIAL HEARING

Petitioners seek a special hearing to determine if the Zoning Commissioner should approve an amendment to the Final Development Plans for Anton North and Anton North Section 2 for the lot line adjustment and combination of (a) 33 Evan Way, Lot 17, Anton North, Section 1 and (b) 3 Merry Hill Court, Lot 25, Anton North, Section 2. The Development Review Committee has reviewed the plan submitted by Petitioners, and determined it to be eligible as a refinement to the CRG and Final Development Plans. A copy of Donald T. Rascoe's July 12, 1994 letter regarding DRC No. 07114D, 3C2 is attached hereto.

f:rmd:variance:snyder:hearing.req

September 28, 1995

ANTON NORTH

(For Zoning Purposes Only)

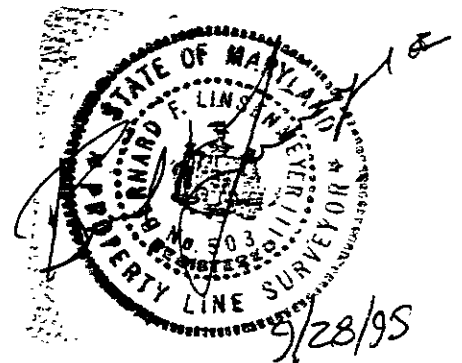
Beginning at a point approximately 4100 feet South of the intersection of Park Heights Avenue and Greenspring Valley Road the following courses and distances:

1. North $59^{\circ}40'00''$ East, 360.84 feet, more or less, to a point, thence,
2. North $68^{\circ}30'00''$ East, 95.00 feet, more or less, to a point, thence,
3. South $74^{\circ}05'00''$ East, 262.00 feet, more or less, to a point; thence,
4. By a curve to the right, having a radius of 50.00 feet, 10.07 feet to a point; thence,
5. North $74^{\circ}05'00''$ West, 184.75 feet, more or less, to a point; thence,
6. North $12^{\circ}25'00''$ West, 158.52 feet, more or less, to a point; thence,
7. North $85^{\circ}35'58''$ East, 1488.00 feet, more or less, to a point; thence,
8. South $04^{\circ}22'51''$ East, 1370.47 feet, more or less, to a point; thence,
9. South $85^{\circ}36'39''$ West, 786.82 feet, more or less, to a point; thence,
10. South $61^{\circ}21'39''$ West, 954.00 feet, more or less, to a point; thence,
11. North $19^{\circ}24'35''$ West, 400.70 feet, more or less, to a point; thence,

200-5-1000

12. By a curve to the right, having a radius of 1570.00 feet,
301.28 feet to a point; thence,
13. By a curve to the left, having a radius of 1250.00 feet,
415.88 feet to a point; thence,
14. By a curve to the right, having a radius of 1210.00 feet,
280.83 feet to a point; thence,
15. North $14^{\circ}10'45''$ West, 65.12 feet, more or less, to the point
of beginning.

Containing approximately 60.00 acres, more or less.



RECEIVED

September 28, 1995

ANTON NORTH - SECTION TWO

(For Zoning Purposes Only)

Beginning at a point located approximately 2400 feet, more or less, south of the intersection of Park Heights Avenue and Greenspring Valley Road the following courses and distances:

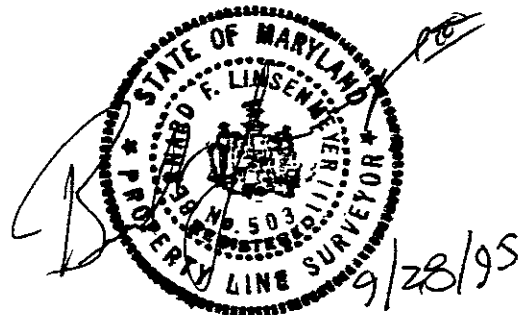
1. North $81^{\circ}00'30''$ East, 242.25 feet, more or less, to a point;
thence,
2. By a curve to the left, having a radius of 1433.00 feet, more or less, 96.67 feet more or less, to a point; thence,
3. South $18^{\circ}07'28''$ East, 32.33 feet, more or less, to a point;
thence,
4. By a curve to the left, having a radius of 1466.00 feet, more or less, 133.18 feet, more or less, to a point; thence,
5. North $71^{\circ}56'04''$ East, 342.00 feet, more or less, to a point;
thence,
6. North $18^{\circ}08'36''$ West, 33.00 feet, more or less, to a point;
thence,
7. North $71^{\circ}50'49''$ East, 848.25 feet, more or less, to a point;
thence,
8. South $35^{\circ}52'00''$ East, 304.13 feet, more or less, to a point;
thence,
9. South $35^{\circ}52'00''$ East, 132.37 feet, more or less, to a point;
thence,
10. South $29^{\circ}56'31''$ East, 92.99 feet, more or less, to a point;
thence,
11. South $12^{\circ}08'53''$ East, 124.87 feet, more or less, to a point;
thence,
12. South $02^{\circ}42'40''$ East, 881.99 feet, more or less, to a point;

- thence,
13. North $85^{\circ}42'59''$ East, 252.18 feet, more or less, to a point;
thence,
14. South $04^{\circ}25'41''$ East, 209.30 feet, more or less, to a point;
thence,
15. South $85^{\circ}34'47''$ West, 1488.00 feet, more or less, to a point;
thence,
16. South $12^{\circ}25'00''$ East, 158.52 feet, more or less, to a point;
thence,
17. South $74^{\circ}05'00''$ East, 184.75 feet, more or less, to a point;
thence,
18. By a curve to the left, having a radius of 50.00 feet, 10.07 feet, to a point; thence,
19. North $74^{\circ}05'00''$ West, 262.00 feet, more or less, to a point;
thence,
20. South $68^{\circ}30'00''$ West 95.00 feet, more or less, to a point;
thence,
21. South $59^{\circ}40'00''$ West, 360.84 feet, more or less, to a point;
thence,
22. North $14^{\circ}10'45''$ West, 329.71 feet, more or less, to a point;
thence,
23. North $14^{\circ}01'45''$ West, 99.50 feet, more or less, to a point;
thence,
24. By a curve to the left, having a radius of 1200 feet, 138.20 feet, more or less, to a point; thence,
25. North $20^{\circ}46'39''$ West, 300.42 feet, more or less, to a point;
thence,
26. North $69^{\circ}12'42''$ East, 12.00 feet, more or less, to a point;
thence,

~~RECEIVED~~

27. North $04^{\circ}21'29''$ West, 808.75 feet, more or less, to the point of beginning.

Containing 66.92 acres of land, more or less.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-160-504

District: 3rd Date of Posting: 11/9/95

Posted for: Special Hearing

Petitioner: Stephen & Julie Snyder

Location of property: 3 Merry Hill Court Lot #5

Location of Signs: Along rear driveway on property border road

Remarks: _____ Date of return: 11/17/95

Posted by: [Signature] Signature

Number of Signs: 1



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #95-160-SPH (Item 153)

3 Merry Hill Court
Lot 16, Antion North, Section 2
33 Evan Way
Lot 17, Antion North, Section 1
E/S Park Heights Avenue,
4100' S of GreenSpring Valley Road

3rd Election District
2nd Councilmanic

Legal Owner(s):

Stephen L. Snyder and Julia Snyder

Hearing: Tuesday, November 28, 1995 at 9:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing: to approve an amendment to the Final Development Plans for Antion North and Antion North Section 2 for the lot line adjustment and combination of 33 Evan Way, Lot 17, Antion North, Section 1 and 3 Merry Hill Court, Lot 25, Antion North, Section 2.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

6/14/95/11/28/7 Nov. 2, 1995

CERTIFICATE OF PUBLICATION

TOWSON, MD., 11/3, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/2, 1995.

THE JEFFERSONIAN,

A. H. Enickson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

96-161-SPH
No.

DATE 100395 ACCOUNT R-001-6150

Item # 153

AMOUNT \$ 170.00

RECEIVED FROM: Thaler (for Snyder)

FOR: RSPH lot 15 sec 2 E 77 Sec 1

Auto 50 N 172 1/2 E 77 Sec 1
REG 10-1-34 10-1-35

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 27, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-160-SPH (Item 153)
3 Merry Hill Court
Lot 15, Anton North, Section 2
33 Evan Way
Lot 17, Anton North, Section 1
E/S Park Heights Avenue, 4100' S of Greenspring Valley Road
3rd Election District - 2nd Councilmanic
Legal Owner: Stephen L. Snyder and Julia Snyder

Special Hearing to approve an amendment to the Final Development Plans for Anton North and Anton North Section 2 for the lot line adjustment and combination of 33 Evan Way, Lot 17, Anton North, Section 1 and 3 Merry Hill Court, Lot 25, Anton North, Section 2.

HEARING: TUESDAY, NOVEMBER 28, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Stephen and Julia Snyder
Alan E. Scoll/D.S. Thaler & Associates
Jeffrey H. Scherr, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 21, 1995

Jeffrey H. Scherr, Esquire
Commerce Place, Suite 2600
One South Street
Baltimore, Maryland 21202

RE: Item No.: 153
Case No.: 96-160-SPH
Petitioner: S. L. Snyder, et ux

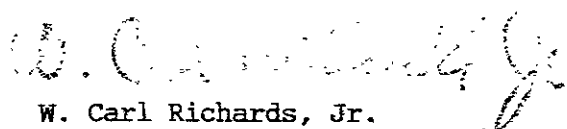
Dear Mr. Scherr:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 10, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
October 31, 1995

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #153 - Anton North
3 Merry Hill Court and 33 Evan Way
Zoning Advisory Committee Meeting of October 23, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Any resubdivision or other change to this plan must respect the 50' stream buffers established at the time of the original subdivision approval.

✓
JLP:VK:sp

ANTON/DEPRM/TXTSBP

10/31/95

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/11/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: STEPHEN L SNYDER & JULIA A. SNYDER

LOCATION: E/S PARK HEIGHTS AVE., 4100' S OF GREENSPRING VALLEY RD.
(3 MERRY HILL CT., LOT 15, ANTON NORTH, SECTION 2 AND
33 EVAN WAY, LOT 17, ANTON NORTH, SECTION 1)

Item No.: 153 Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

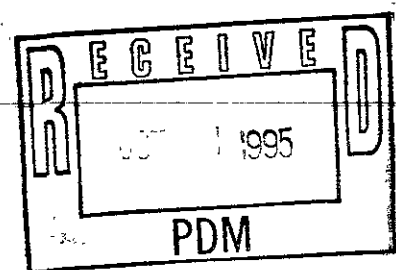
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: October 24, 1995

FROM: Pat Keller, Director, OP

SUBJECT: Lots 15 and 17 Anton North

INFORMATION:

Item Number: 153

Petitioner: Snyder Property

Property Size: _____

Zoning: RC-5

Requested Action: Special Hearing

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1B01.3A.7.b(1) of the Baltimore County Zoning Regulations, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the Comprehensive Manual of Development Policies.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Oct. 30, 1995
Zoning Administration and Development Management

FROM: *pub* Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for October 30, 1995
Item 153

The Development Plans Review Division has reviewed the subject zoning item. If this amendment to the Final Development Plan is approved, the record plats for these subdivisions must be amended to reflect the changes.

RWB:sw



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

10-26-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 153 (CAM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US 129 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-333-1350 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Handwritten signature/initials

RE: PETITION FOR SPECIAL HEARING
3 Merry Hill Court, Lot 15, Anton
North, Section 2;
33 Evan Way, Lot 17, Anton North, Sec. 1
E/S Park Heights Avenue, 4100' S of
Greenspring Valley Road, 3rd Election
District, 2nd Councilmanic

*

BEFORE THE

*

ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 96-160-SPH

Stephen and Julia Snyder
Petitioners

*

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of November, 1995, a copy of the foregoing Entry of Appearance was mailed to Jeffrey H. Scherr, Esquire, 1 South Street, Suite 2600, Baltimore, MD 21202, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

RECEIVED JUN 15 1994

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

RLG
D

June 13, 1994

D.S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, Maryland 21244

Attention: Mr. Rowan Glidden, R.L.A.

RE: Anton North and Anton North Sec. Two

Dear Mr. Glidden:

Consider this letter as our written permission to revise the referenced plans in your letter of June 8, 1994. However some of the plans you have mentioned were not prepared by our office.

If you have any questions please contact our office.

Very truly yours,
W. Duvall & Associates, Inc.



Wilbur L. Duvall, P.E.
President

WLD:sab

D. S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21244

(410) 944-ENGR • (410) 944-3647 • FAX: (410) 944-3684

Date October 11, 1995

To: Baltimore County Government
County Office Building
Office of P.D.M.
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Anton North &
Anton North - Section II

Attention: Ms. Kate Milton

Gentlemen:

- ☒ We are submitting
☐ We are forwarding
☐ We are returning
☐ We request

☒ Herewith

☐ Under Separate Cover

No.	Description
lea.	Copy of a CRG approval stamps.

Remarks:

- ☒ In accordance with your request
☐ For your review
☐ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you

- ☒ For your use
☐ Please call when ready
☐ Please return to this office
☐ Approval requested
☐ Conference requested at your convenience

Item 153

For further information, please contact the writer at this office

CC: file
Enclosure ☒

Sincerely yours,

Stacey A. McArthur
Stacey A. McArthur, R.L.A.

Item 153

BALTIMORE COUNTY MD. RECEIVED
COUNTY REVIEW GROUP

This Plan Was Reviewed By The CRG On NOV 7 1994
1-9-86 With The Following Action Taken

2nd Plan Refmt

PLAN APPROVED DEC #07 PLANNING & ZONING

Plan A Approved By *Frank Webb* 11-4-94

Plan A Approved By *Francis Monahan*

Approved 1-9-89

Plan

Continued To Plan Bd.

Plan Returned To Plan Bd.

4 ADD FIELD RUN CONTOURS.
OF HOUSE, WELL AREA &
ENT TO LOT 26.
PROPOSED UNITS.

D-88

"ANTON NORTH" CRG PLAN

BALTO. CO, MARYLAND

ELECTION DIST. 3C2

SCALE: 1"=100'

DATE: OCT 19 1985

PUBLIC WORKS CRG NO. 85281

PLANNING NO. 85281

CONTINUED
12-24-85 REINSTATED LOT 6 10 11 13
PERC TESTS APPROVAL
1-31-89 TO INCLUDE ADDITIONAL
TEST DATA ON LOTS 8, 10 & 13
PLAN A-11-4-89 AS PER THE CRG COMMENTS ABOVE
1-2-86 MOVE LOT 10 WALL AREA 340' NELY & 11-4-89
SE LOT 10 ACCORDINGLY ON LOT 6 TO TRAILER AREA.
1-2-86 CLEARANCE LINE FOR ROAD 7' FROM LOT 6
1-2-86 PROPOSED NUMBER OF LOTS BACK TO 10

3-36-21 SCULPTURES ON LOTS 241 TO 225 FROM R.O. HALEY HOUSE AND ON LOTS 512, 507 AND 253. SIGNED: REMOVE NORTH & WEST RECONFIGURATIONS TO LOT 9, GENERALLY CLEANED UP PLANT FOR VIEWING.

NOTE: RECAP PER C.R.G. COMMENTS @ LEFT & ABOVE.

LEGEND

EXISTING

- EXTRAORDINARY CIRCUMSTANCES
- EMERGENCY POWER
- POWER RESTRAINT
- QUALITY LINE
- +--- SOLID LIMITS
- ~~~~~ PROBABLY PLAIN LIMITS
- ~~~~~ WETLAND SOLID LIMITS
- ~~~~~~~~~ SOLID PERS > 25%

PROPOSED

- Primary Use
- 1. primary school
 - 2. secondary school
 - 3. open bank
 - 4. water use
 - 5. pipe network
 - 6. street lighting
 - 7. data network
- Other
- 8. power supply
 - 9. other service

RECEIVED
JUN 7 1994
OFFICE OF
PLANNING & DEVELOPMENT

NOTE: EXIST. LOT OF REHAULE, BEING RECONFIGURED AND SHOWN ON THIS PLAN AS LOT 10, IS AN EXIST. LOT OF RECORD. HERETOFORE KNOWN AS LOT 1, MERRY HILL, WAS RECORDED IN PLAT BOOK CH. 1, p. 46, FOLD 55, "

SHEET ONE
C.R.G. PLAN

ANTON NORTH

SECTION TWO

AND PLANNERS

LATES, INC.

PUBLIC WORKS CRG # 87 015

SCALE: 1"=100'

3RD. ELECT. DIST.

DATE JANUARY 16, 1958

BALTO.CO.MD.

FORMERLY: "MERRY HILL" (C.R.G. APPROVAL FOR 25 OF 29 LOTS, AUG 28, 1985)

NOTE: LOTS 13 AND 16 OF 'ANTON NORTH' E.H.K. JV 54/15, ARE BEING AMENDED TO ALLOW FOR THE ADDITION OF THE PROPOSED CONNECTING ROAD. ALSO NOTE THAT THERE IS NO RELATIONSHIP BETWEEN 'ANTON NORTH' & 'ANTON NORTH - SECT. TWO' OWNERS AND PROXIMITY TO

**BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP**
This Plan Was Reviewed By The CRG On
5-28-87 With The Following Action Taken

STP REP NT PLAN APPROVED DEC # 07140

5-28-90

11-4-94

This Plan Was Re
5-28-87 With The Follow

RECEIVED JUL 15 1994



111 West Chesapeake Avenue
Towson, MD 21204

July 12, 1994

(410) 887-3353

Mr. Alan Scoll
D. S. Thaler & Associates
7115 Ambassador Road
Baltimore, MD 21244

RE: Refinement, ZADM No.: III-289
Anton North, Sections 1 & 2
33 Evan Way and 1 Merry Hill Ct
DRC No.: 07114D, 3C2

Dear Mr. Scoll:

On July 11, 1994, the Development Review Committee (DRC) reviewed the plan on the above referenced project and determined it to be eligible as a refinement to the CRG plan and Final Development Plan (FDP) under Section 26-211 of the Baltimore County Development Regulations. However, it is necessary to amend both the CRG and the FDP. This exempts your development from having to obtain approval from either the Planning Board or the Hearing Officer; however, compliance with all agency comments is still required.

The following requirements are necessary to further process your project and must be submitted to:

Zoning Administration and Development Management (ZADM)
County Office Building - Room 123
111 W. Chesapeake Avenue, Towson, MD 21204

1. Three (3) copies of the red-lined drawings, with revision dates indicated, for review and comment by the Environmental Impact Review and Storm Water Management.
2. A copy of this letter.

The above referenced agencies will submit comments back to ZADM within one week. If any agency comments require a plan change, you will be contacted to pickup the comments at this office.

If you have any questions, please feel free to call me at 887-3353.

Respectfully,

DONALD T. RASCOE
Development Manager

DTR/jaw

Red No!

November 21, 1995

Zoning Commissioner of Baltimore County
Department of Zoning Administration and
Development Management
111 West Chesapeake Avenue
Room 123
Towson, Maryland 21204

Re: Refinement, ZADM No. III-289, Anton North, Sections One & Two DRC No.
07114D, 3C2

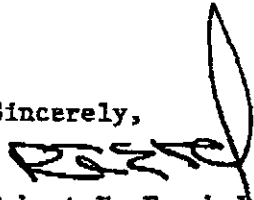
Gentlemen:

I am the current President of the Anton North Community Association.
I am familiar with the efforts of Stephen and Julie Snyder to combine Lot 17
in Anton North Section One with Lot 15 on Anton North Section Two.

The Anton North Community Association fully supports the efforts of the
Snyders. We believe this lot combination will be beneficial to the neighborhood,
as there will be one less lot to build on, thereby decreasing the density of the
development in the neighborhood, and reducing the traffic on our roads.

The Snyders will otherwise comply with all of the architectural and
development guidelines that have been established for our community.

Sincerely,


Robert E. Frankel
President, Anton North
Community Association, Inc.

No2

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
E/S Park Heights Avenue, 4100' S * ZONING COMMISSIONER
of its intersection with *
Greenspring Valley Road
(1 Merry Hill Court, aka Lot 15, * OF BALTIMORE COUNTY
Anton North, Sec. 2; and 33 Evan Way,
aka Lot 17, Anton North, Sec. 1) * Case No. 96-160-SPH
3rd Election District
2nd Councilmanic District *

Stephen L. Snyder, et ux - Petitioners
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for those properties known as 3 Merry Hill Court and 33 Evan Way, located in the subdivision of Anton North, Sections 2 and 1, respectively, in Pikesville. The Petition was filed by the owners of the property, Stephen L. and Julia A. Snyder, through their attorney Jeffrey H. Scherr, Esquire. The Petitioners seek approval of an amendment to the Final Development Plans for Anton North, Sections 1 and 2, to permit a lot line adjustment and combination of Lot 17 of Anton North, Section 1 (33 Evan Way), and Lot 15 of Anton North, Section 2 (1 Merry Hill Court). The subject properties and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibits 3 and 4.

Appearing at the hearing on behalf of the Petition were Julia Snyder, property owner, and David S. Thaler and Alan Scoll, engineering and landscape architects with D. S. Thaler and Associates, who prepared the site plan for this project, and Jeffrey H. Scherr, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject properties are adjacent lots located in the subdivision of Anton North, a community of single family dwellings, located in the vicinity of Park Heights

Avenue in Garrison. The community is largely built out and contains substantially sized homes on large residential lots. Mr. & Mrs. Snyder have acquired the subject properties, shown as 1 Merry Hill Court and 33 Evan Way on the plan. The Petitioners wish to combine the two lots to create one lot which will contain approximately 6 acres in area. They then propose to construct a single family dwelling on that lot. A special hearing is necessary in that the area presently shown for 33 Evan Way, or Lot 17 of Section 1, Anton North, will be transferred and made a part of Lot 15 of Section 2, Anton North, or 1 Merry Hill Court. Thus, the overall density of the tract will be reduced and both subdivision plans must be amended to reflect the combination of the two lots and the addition of the acreage from Lot 17 of Section 1 to Lot 15 of Section 2.

Further testimony revealed that the Development Review Committee approved the proposed combination of the two lots as a refinement to the CRG and Final Development Plan pursuant to their letter dated July 12, 1994, which was marked into evidence as Petitioner's Exhibit 1. Moreover, there is no opposition to the request. In fact, the Anton North Community Association supports the request as evidenced by their letter dated November 21, 1995, which was marked into evidence as Petitioner's Exhibit 2. In addition, the Zoning Plans Advisory Committee (ZAC) comments submitted by the Office of Planning and Zoning indicates their support of the request. Lastly, the Department of Environmental Protection and Resource Management (DEPRM) raised no objections and required that the 50-foot stream buffers established at the time of original subdivision approval be respected. The testimony and evidence presented indicated that the combination of the two lots as proposed would not alter or adversely affect those buffers.

- 2 -

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of December, 1995 that the Petition for Special Hearing to approve an amendment to the Final Development Plans for Anton North, Sections 1 and 2, to permit a lot line adjustment and combination of Lot 17 of Anton North, Section 1 (33 Evan Way), and Lot 15 of Anton North, Section 2 (1 Merry Hill Court) to create one lot, in accordance with Petitioner's Exhibits 3 and 4, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Zoning Commissioner for inclusion in the case file.

- 3 -

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 12/1/95
By SP

ORDER RECEIVED FOR FILING
Date 12/1/95
By SP

ORDER RECEIVED FOR FILING
Date 12/1/95
By SP

ORDER RECEIVED FOR FILING
Date 12/1/95
By SP

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 4, 1995

Jeffrey H. Scherr, Esquire
Commerce Place, Suite 2600
One South Street
Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
E/S Park Heights Avenue, 4100' S of its intersection w/Greenspring
Valley Road (1 Merry Hill Court, aka Lot 15, Anton North, Sec. 2;
and 33 Evan Way, aka Lot 17, Anton North, Sec. 1)
3rd Election District - 2nd Councilmanic District
Stephen L. Snyder, et ux - Petitioners
Case No. 96-160-SPH

Dear Mr. Scherr:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Stephen L. Snyder
1829 Reisterstown Road, Suite 260, Pikesville, Md. 21208

Messrs. David S. Thaler and Alan Scoll, D. S. Thaler & Assoc., Inc.,
7115 Ambassador Road, Baltimore, Md. 21244

People's Counsel

File ☒



Petition for Special Hearing

96-160-SPH
to the Zoning Commissioner of Baltimore County
for the property located at 3 Merry Hill Court, Lot 15, Anton North, Section 1
33 Evan Way, Lot 17, Anton North, Section 1
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County,

Contact Person--Petitioner:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Jeffrey H. Scherr

(Type or Print Name)

Signature

Address

Commerce Place, Suite 2600

One South Street (410) 752-6030

Baltimore, MD 21202 Phone No.

City State Zipcode

(We do solemnly declare and affirm, under the penalty of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):

Stephen L. Snyder

(Type or Print Name)

Signature

Julia A. Snyder

(Type or Print Name)

Signature

Suite 260

1829 Reisterstown Road (410) 653-3700

Address Phone No.

Pikesville, MD 21208

City State Zipcode

Name, Address and phone number of representative to be contacted

Alan E. Scoll, RIA

D. S. Thaler & Associates

444 W. Greenspring Avenue

Baltimore, MD 21204 (410) 944-3647

Address Phone No.

ESTIMATED LENGTH OF HEARING: Unavailable for Hearing

the following date: _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

ORDER RECEIVED FOR FILING
Date 12/1/95
By SP

153

PETITION FOR SPECIAL HEARING

Petitioners seek a special hearing to determine if the Zoning Commissioner should approve an amendment to the Final Development Plans for Anton North and Anton North Section 2 for the lot line adjustment and combination of (a) 33 Evan Way, Lot 17, Anton North, Section 1 and (b) 3 Merry Hill Court, Lot 25, Anton North, Section 2. The Development Review Committee has reviewed the plan submitted by Petitioners, and determined it to be eligible as a refinement to the CRG and Final Development Plans. A copy of Donald T. Rascoe's July 12, 1994 letter regarding DRC No. 07114D, 3C2 is attached hereto.

f:\md\variance\snyder.hearing.req

153

September 28, 1995

ANTON NORTH

(For Zoning Purposes Only)

Beginning at a point approximately 4100 feet South of the intersection of Park Heights Avenue and Greenspring Valley Road the following courses and distances:

1. North 59°40'00" East, 360.84 feet, more or less, to a point, thence,
2. North 68°30'00" East, 95.00 feet, more or less, to a point, thence,
3. South 74°05'00" East, 262.00 feet, more or less, to a point; thence,
4. By a curve to the right, having a radius of 50.00 feet, 10.07 feet to a point; thence,
5. North 74°05'00" West, 184.75 feet, more or less, to a point; thence,
6. North 12°25'00" West, 158.52 feet, more or less, to a point; thence,
7. North 85°35'58" East, 1488.00 feet, more or less, to a point; thence,
8. South 04°22'51" East, 1370.47 feet, more or less, to a point; thence,
9. South 85°36'39" West, 786.82 feet, more or less, to a point; thence,
10. South 61°21'39" West, 954.00 feet, more or less, to a point; thence,
11. North 19°24'35" West, 400.70 feet, more or less, to a point; thence,

153

MITIGATIVE MEASURES

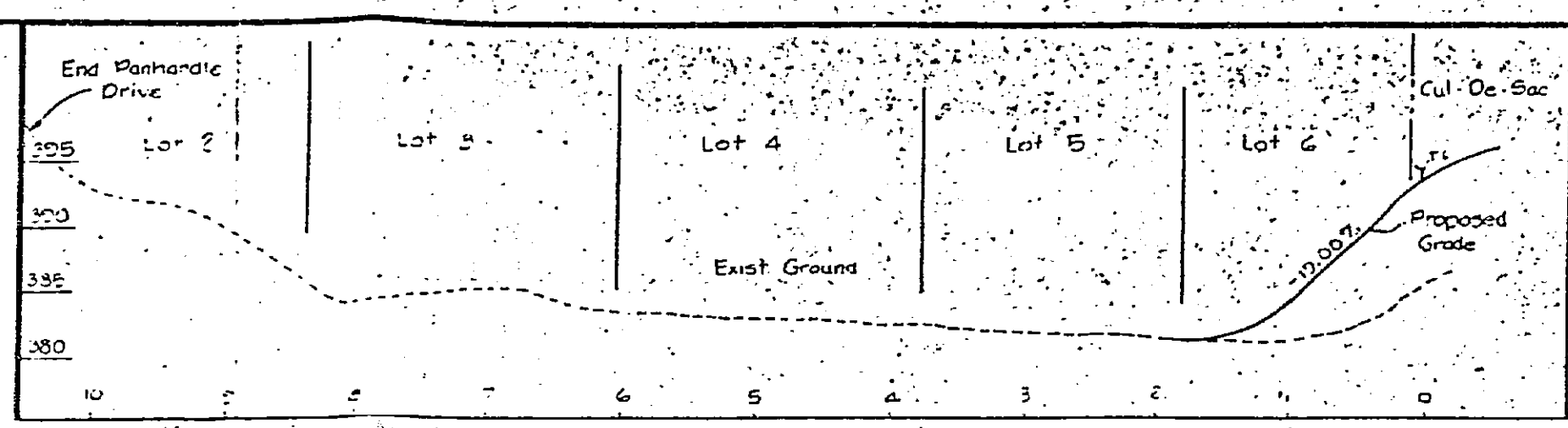
DEVELOPMENT IN STEEP SLOPE AREAS

Measures to prevent soil erosion or sloughing both during and following construction:

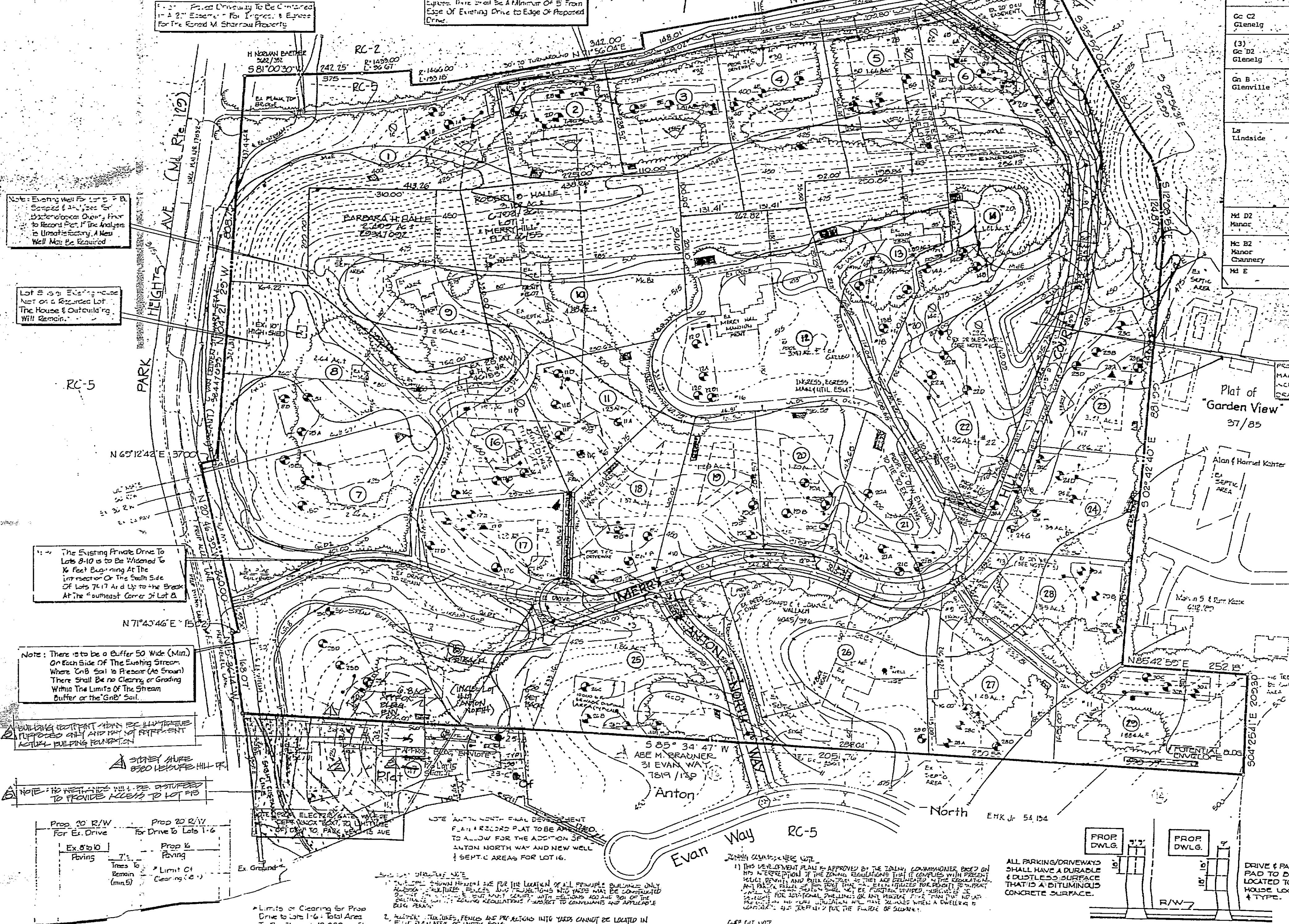
1. Maryland Department of Natural Resources and Baltimore County Soil Conservation District standards shall be adhered to in compliance with detailed grading and sediment control plans to be approved by the Baltimore County Soil Conservation District.
2. Sediment shall be contained at the edge of the disturbed area abutting the steep slopes by a double-staked silt fence.
3. Pending construction of dwellings, all disturbed areas adjacent to the steep slopes shall be seeded and mulched to produce a quick growing groundcover during the growing season, or mulched and tacked if not during the growing season, in accordance with Baltimore County Soil Conservation District specifications.
4. Grading and development adjacent to the steep slopes shall be done so as to sheet and not concentrate runoff. Slopes shall be graded to a smooth surface to avoid concentrated flows at and onto the steep slopes.
5. All steep-sloped areas not disturbed will be maintained in present forested, vegetative cover.

Restrictive measures to be imposed by developer:

1. The front or rear yards of houses located in the existing steep-sloped areas shall be restricted by binding covenants and the final development plan as follows:
 - A. Dwellings permitting walkout to the surface at the lowest level shall be limited to a patio area not to exceed 15 feet from the building face. Such patio shall be constructed only with a well-permeable surface in the nature of brick or decorative block set on a pervious base. The balance of the yard shall be limited to vegetative cover.
 - B. Dwellings permitting only a walkout deck at the lowest level shall be limited to a deck not to exceed 15 feet from the building face. Such deck shall be constructed of redwood or treated lumber permitting water to drain through. The rear yard shall be limited to a stone or gravel area beneath the deck, and vegetative cover.
 - C. Impervious additions to A or B above shall be prohibited.
 - D. Above grade retaining walls, storage lockers or other impervious or unsightly structures shall be prohibited.
 - E. It is the intent of the developer to install all rear yard improvements as a component of original construction and as an element of its architectural scheme. These shall be restricted to prevent additions or alterations to the facade of the houses with particular emphasis on forbidding porches, decks, canopies and/or permanent roofing over the patios or decks. These restrictions shall apply to all upper levels as well as the lowest level. The developer reserves the right to include upper level open area adjacent to the building as part of the original architectural scheme which may not be changed by future owners or occupants.
2. Storm drain outfalls discharging into wetlands shall be designed as follows:
 - A. Minimize disturbance of the hydric soils and their vegetative cover by locating the outfall as close to the limit of grading as possible.
 - B. Storm drain outfalls shall not discharge onto steep slopes. Where steep slopes abut wetlands, the outfall shall be located as close to the toe of the steep slopes as possible to minimize wetland disturbance.
3. Road development on steep slopes shall be as follows:
 - A. Where roadway embankments impact steep slopes, concentrated water shall be collected and discharged at the toe of the embankment. Disturbance to existing vegetation and the steep slopes shall be minimized as much as possible.



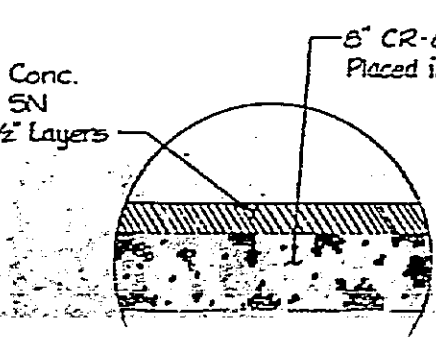
Panhandle Profile Lots 1-6



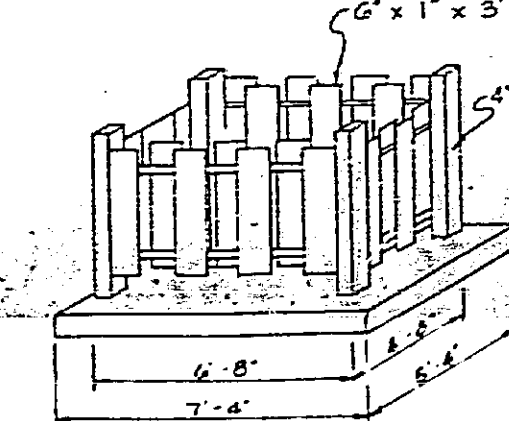
SOIL TYPE	AREA
Bv C2 Brandyvine	1.5 Ac.
Dy D2 Brandyvine	5.5 Ac.
By E Brandyvine	1.8 Ac.
Cc B2 Chert	2.3 Ac.
Gc B2 Glenelg	3.3 Ac.
Gc C2 Glenelg	2.0 Ac.
(3) Gc D2 Glenelg	18.3 Ac.
Gn B Glenville	2.2 Ac.
Ls Lindsade	.8 Ac.
Md D2 Manor	1.8 Ac.
Mc B2 Manor Chert	9.8 Ac.
Md E	12.5 Ac.

Driveway Section

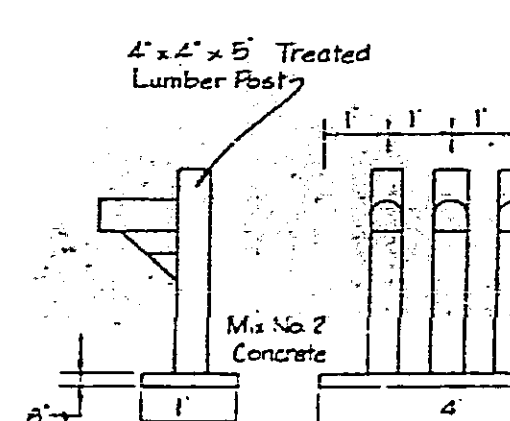
Surrounding Lot Owners:
 LOT #1 (ANTON NORTH SEC. 2) JAMES CRISTAL, 8015 PARK HEIGHTS AVE, 8115 / 805
 LOT #11 (ANTON NORTH SEC. 2) GEARY B. KATZ, 2 MERRY HILL CT, 8124 / 814
 LOT #25 (ANTON NORTH SEC. 2) JERRY S. COHN, 3 ANTON NORTH WAY, 1851 / 425



Typical Paving Section

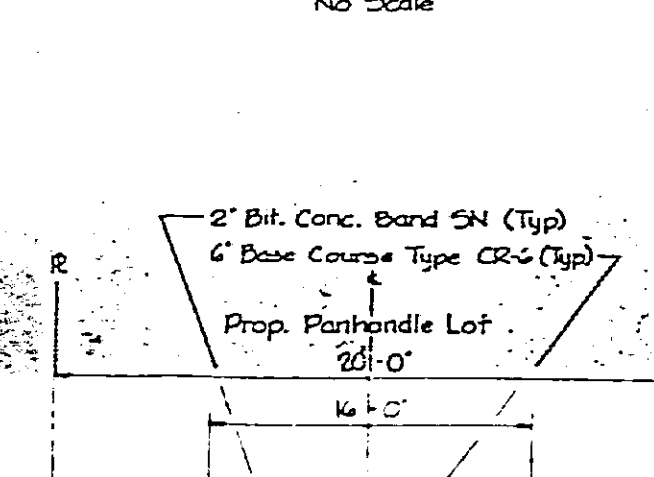


Trash Can Storage Area



Mailbox Detail

Typical Parking Detail



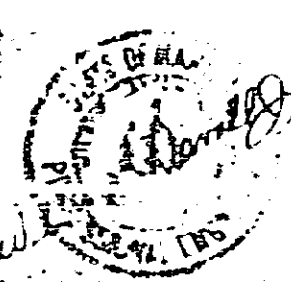
Single Panhandle Drive

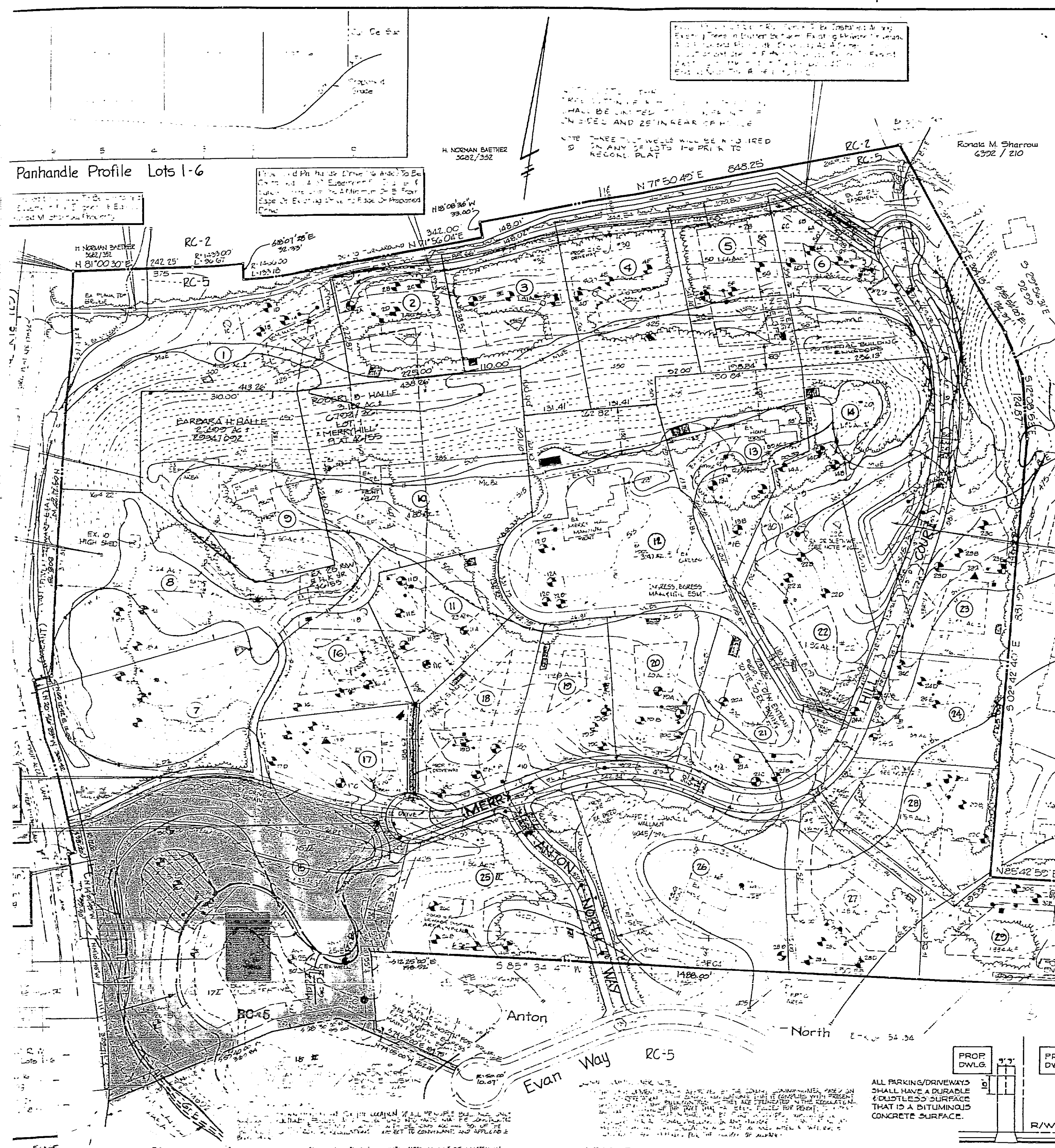
REASONS FOR 3RD AMENDMENT
 This plan as filed by D.S. Thayer & Associates, Inc. as to these revisions only:
 REVISION: Adjusted lot lines to incorporate Anton North Lot No. 17 into Anton North Section II Lot No. 15 and into tract; Removed one (1) septic area and proposed well envelope; Revised building envelope; Identified current property owners adjacent to Lot No. 15; Added Lot No. 15 access note, building footprint note; Note Nos. 5a, 5d.

Engineers Surveyors Land Planners

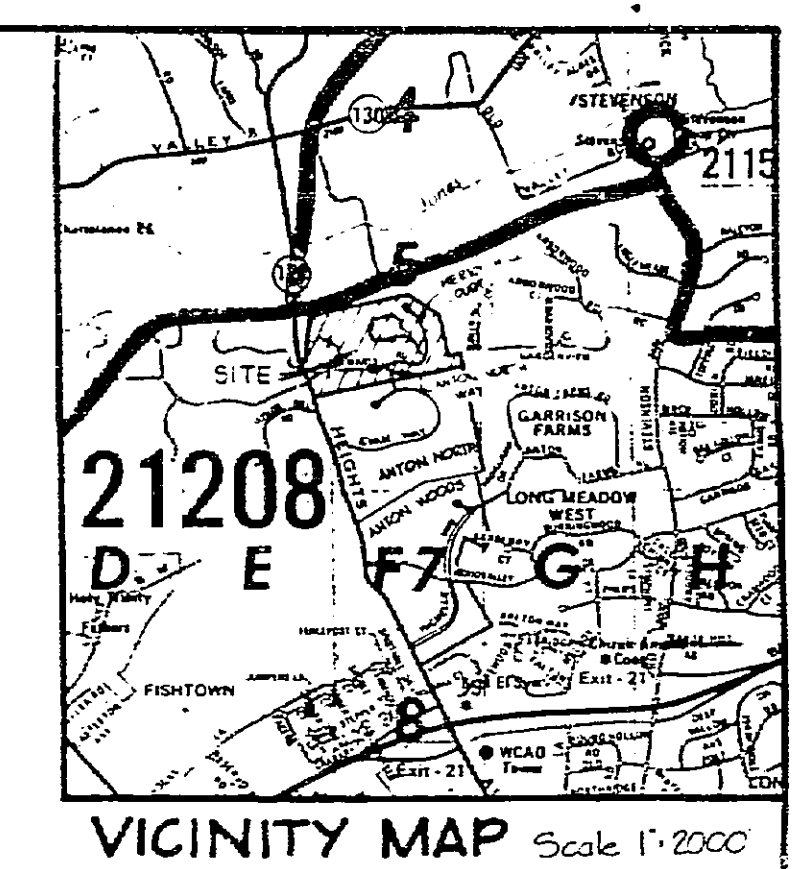
W. Duvall & Associates Inc.

530 E. Joplin Road
 Towson, Md. 21204
 (301) 581-0571

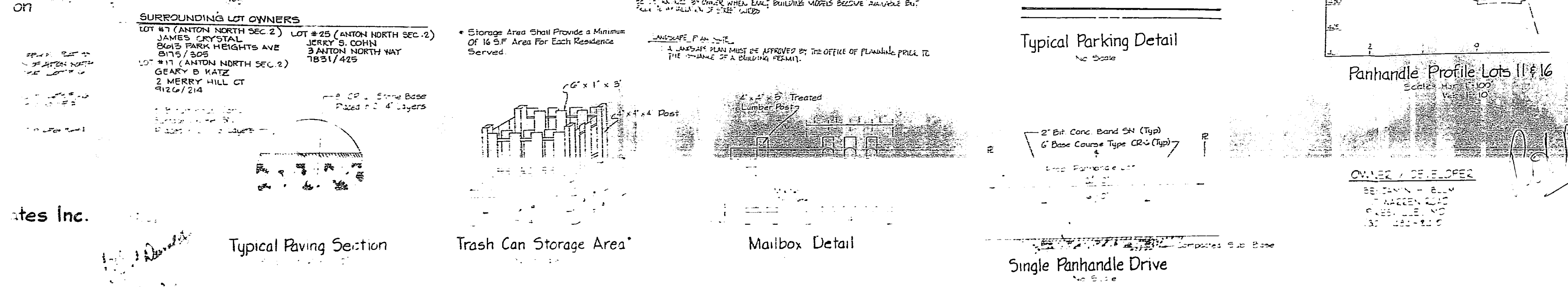




SOIL TYPE	AREA	SEWERAGE DISPOSAL FIELD	SEWERAGE WITH BASINMENTS	STREETS & AND PARKING LOTS
Bv C2 Brandywine	1.5 Ac.	Moderate: Slope	Moderate: Slope	Severe: Slope
By D2 Brandywine	5.5 Ac.	Severe: Slope	Severe: Slope	Severe: Slope
By E Brandywine	1.8 Ac.	Severe: Slope	Severe: Slope	Severe: Slope
Cc B2 Chastee	2.3 Ac.	Slight: Slope	Slight: Slope	Moderate: Slope
Cc B2 Glenelg	3.3 Ac.	Slight: Slope	Slight: Slope	Moderate: Slope
Cc C2 Glenelg	2.0 Ac.	Moderate: Slope	Moderate: Slope	Severe: Slope
(3) Cc D2 Glenelg	18.3 Ac.	Severe: Slope	Severe: Slope	Severe: Slope
Gn B Glenville	4.2 Ac.	Severe: High Water Table	Severe: High Water Table	Severe: High Water Table
Ls Lindsie	.8 Ac.	Severe: Flooding Hazard	Severe: Flooding Hazard	Severe: Flooding Hazard
Md D2 Manor	1.8 Ac.	Severe: Slope	Severe: Slope	Severe: Slope
Md B2 Manor	9.8 Ac.	Slight: Slope	Slight: Slope	Moderate: Slope
Md E	12.5 Ac.	Severe: Slope	Severe: Slope	Severe: Slope



- GENERAL NOTES**
- Applicant: BENJAMIN BLUM, 17 MARSH ROAD, PIRKESVILLE, MARYLAND 21208. Phone: 484-2419. Owners: BENJAMIN H. BLUM, 17 MARSH ROAD, PIRKESVILLE, MARYLAND 21208. Deed Reference: BW, JR 7372/079 & 7372/086. Property: p.13. Tax Account: 031000975. Barbara K. Hallie, Park Heights Avenue, Stevenson, Maryland 21153. Deed Reference: 2934/92. Property: p.12. Tax Account: 0306005125. Robert E. Blum & Ms. Hallie, Park Heights Avenue, Stevenson, Maryland 21153. Deed Reference: 6793/361. Property: p.514. Tax Account: 1800014157. Edward & Jeanne Wallach, 9600 Park Heights Avenue, Stevenson, Maryland 21153. Deed Reference: 6845/276. Property: p.394. Tax Account: 0308051200.
 - Final Development Plan prepared by: W. David L. Associates, Inc., 530 East Joppa Road, Towson, Maryland 21204. Attention: Leonard T. Bonjager P.L.S. Phone: 583-9571.
 - This property lies within Election District 3, Councilmanic District 3, and Census Tract 4038.02.
 - This property lies within Watershed 24 and Subwatershed 61.
 - Site Description:
 - a. GROSS ACREAGE 38.74 AC.
 - b. LOCAL OPEN SPACE REQUIRED: NONE - RC CODE.
 - c. PROPOSED: 2 spaces per unit - 29 x 2 = 58 spaces. Required: 2 spaces per unit - 29 x 2 = 58 spaces.
 - d. DENSITY CALCULATIONS: Density allowed: 25 units/acre. Density proposed: 29 units/acre. .667 lots/acre = 25.6 lots.
 - e. All lots are for sale.
 - All existing vegetation to remain in areas not requiring construction or grading.
 - The existing use is residential and proposed use is residential.
 - Proposed lighting is shown as 2' with a mounting height of 14'.
 - Panhandle driveways - see plan for location and width; see profiles for grades. Maintenance of panhandle driveways will be the responsibility of the individual lot owners. All panhandle lots will be provided with a 4' x 4' concrete pad adjacent to the curb at the intersection of the panhandle and the street right of way, except lots 7, 9, 10, 11, & 26.
 - Average daily trips as calculated from the Baltimore County Comprehensive Manual of Development Policy:
 - 29 lots @ 2.4 = 69.6 ADT's
 - ADT's are shown on the plan as
 - RC structures or septic areas are proposed within 100 feet of any perennial stream. There are no known critical areas, endangered species habitats, hazardous materials or archeological sites on this site.
 - Site survey and topography from boundary and topography by Darr, Mune, & Walker, Inc. dated April 5, 1982.
 - Existing dry wells shown as ② shall be abandoned and backfilled by a licensed contractor.
 - Existing wells shown as ③ shall be abandoned and backfilled by a licensed well driller.
 - Grading shown is schematic only.
 - The existing septic tanks & dry wells at the carriage house on lot 13 will be pumped, removed & the ground perimeter will be excavated 6" to 8" deep. The plan will be discussed prior to record plan.
 - Per zoning ordinance 1804.3 no more than 15% of any lot may be covered by buildings. The Ex. house on lot 12 is the Merry Hill House, Maryland Historic District Site 644.93.
 - Planting Required: 29 units @ 1 tree/unit = 29 trees.
 - Planting Provided: 25 Overgreen.
 - There will be no grading in 10,000 S.F. sewage disposal areas.
 - Access to Park Heights Avenue via the exist. private road which lies within a 15' R/W at the southwest corner of the site, will be strictly limited to lots 7, 9, 10, 11 & 26. All others are to use public roads only.
 - A waiver to allow 6 lots (7, 9, 10, 11, 13, & 26) to use the private drive out to Park Heights Avenue will be applied for.
 - Septic systems to be installed between existing trees so as not to require additional clearing.
 - Will areas are shown as existing or proposed; see plan and key.
 - Wherever septic areas are shown and located on plans, see key and plan for location.
 - All existing vegetation to remain in areas not requiring construction or grading.
 - Stems greater than 25% are indicated in areas of proposed lots only.
 - Stormwater Management waiver has been approved for the Western and Southeastern drainage areas of the site. S.W.M. basins will be provided for the Northeast portion of the site. Never approved July 25, 1987.
 - Ex. outbuilding on lot 48 not meet S=100 (B.C.Z.R.). If not the building must be razed or obtain a variance.
 - The Ex. house on lot 13 may comply with the B.C.Z.R. if its going to remain and be used as a dwelling.
 - Refuse to be collected by Baltimore County at curb or designated collection points.



3RD AMENDED

FINAL DEVELOPMENT PLAN OF

Anton North

Section Two

OWNER / DEVELOPER

BENJAMIN H. BLUM
MARSH ROAD
PIRKESVILLE, MD
21208

DATE OF 1ST AMENDMENT 6/18/88
DATE OF 2ND AMENDMENT 8/15/88
DATE OF 3RD AMENDMENT 9/27/88

REASON FOR 1ST AMENDMENT:
REVISE BUILDING ENVELOPES
FOR LOTS 5 & 6

REASON FOR 2ND AMENDMENT:
REVISE BUILDING ENVELOPES
FOR LOTS 5 & 6

MITIGATIVE MEASURES

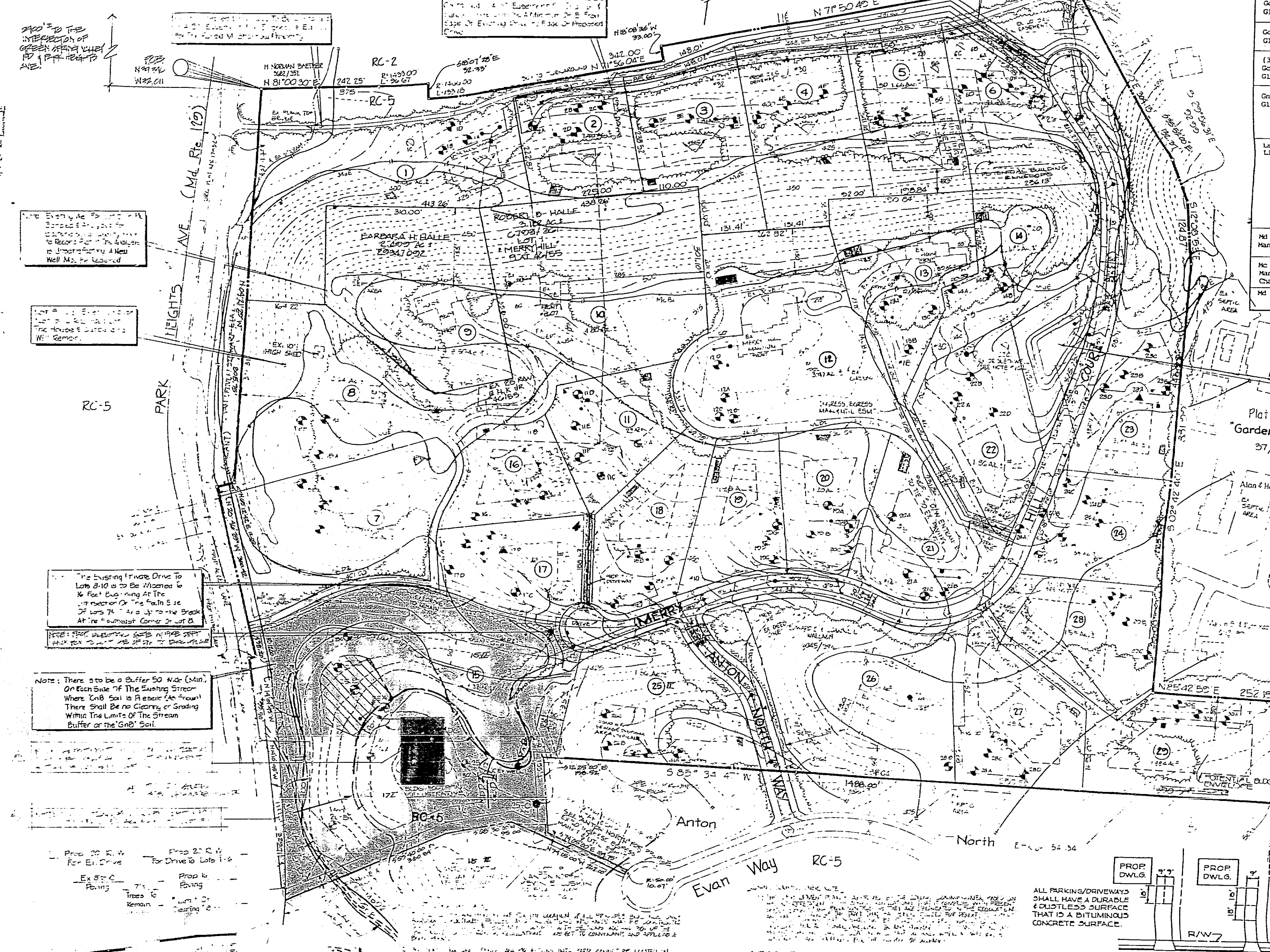
DEVELOPMENT IN STEEP SLOPE AREAS

- Measures to prevent soil erosion or sloughing both during and following construction.
- Maryland Department of Natural Resources and Baltimore County Soil Conservation District standards shall be adhered to in compliance with detailed grading and sediment control plans to be approved by the Baltimore County Soil Conservation District.
- Sediment shall be contained at the edge of the disturbed area abutting the steep slopes by a double-staked silt fence.
- Pending construction of dwellings, all disturbed areas adjacent to the steep slopes shall be seeded and mulched to produce a quick growing groundcover during the growing season, or mulched and covered if not during the growing season, in accordance with Baltimore County Soil Conservation District specifications.
- Grading and development adjacent to the steep slopes shall be done so as to sheet and not concentrate runoff flows. Splash blocks shall be provided at all gutter downspouts so as to begin sheeting close to the houses and to avoid concentrated flows at and onto the steep slopes.
- All steep-sloped areas not disturbed will be maintained in present forested, vegetative cover.

Restrictive measures to be imposed by developer.

- The front or rear yards of houses located in the existing steep-sloped areas shall be restricted by binding covenants and the final development plan as follows:
 - Dwellings permitting walkout to the surface at the lowest level shall be limited to a patio area not to exceed 15 feet from the building face. Such patio shall be constructed only with a semi-permeable surface in the nature of 'lawn' or decorative block set on a pervious base. The balance of the yard shall be limited to vegetative cover.
 - Dwellings permitting only a walkout deck at the lowest level shall be limited to a deck not to exceed 15 feet from the building face. Such deck shall be constructed of rewood or treated lumber permitting water to drain through. The rear yard shall be limited to a stone or gravel area beneath the deck, and vegetative cover.
 - Impervious additions to a lot A or B above shall be prohibited.
 - Above grade swimming pools, storage lockers or other impervious or unlighted accessory structures shall be prohibited.
 - It is the intent of the developer to install all rear yard improvements as a component of original construction and as an element of its architectural scheme. These shall be restricted to prevent additions or alterations to the facade of the houses with particular emphasis on forbidding porches, decks, canopies and/or permanent roofing over the patios and decks. These restrictions shall apply to all upper levels as well as the lowest level. The developer reserves the right to include upper level open area, apartments to the building as part of the original architect, which may not be changed by future owners or occupants.
- Storm drain outfalls discharging into wetlands shall be designed as follows:
 - Minimize disturbance of the hydric soils and their vegetative cover by locating the outfall as close to the limit of grading as possible.
 - Storm drain outfalls shall not discharge onto steep slopes. Where steep slopes abut wetlands, the outfall should be located as close to the toe of the steep slopes as possible to minimize wetland disturbance.
- Road development on steep slopes shall be as follows:
 - Where roadway embankments impact steep slopes, concentrated water shall be collected and discharged at the toe of the embankment.
 - Disturbance to existing vegetation and the steep slopes shall be minimized as much as possible.

Panhandle Profile Lots 1-6

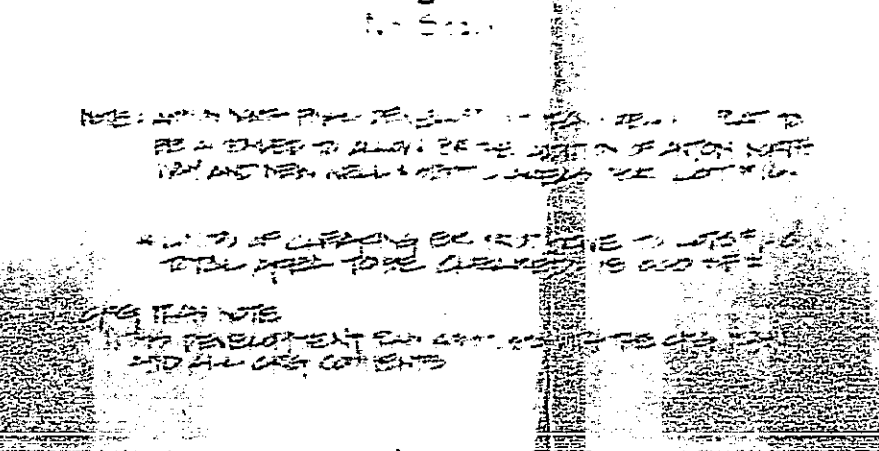


SOIL TYPE	AREA	SOIL DIS. FILL
Bw C2 Brandywine	1.5 Ac.	None
By B2 Brandywine	5.5 Ac.	Severe Slope
By E Brandywine	1.8 Ac.	Severe Slope
Cc B2 Chester	2.3 Ac.	Slight Slope
Cc B2 Glenelig	3.3 Ac.	Slight Slope
Cc C2 Glenelig	2.0 Ac.	None
(3) Cc D2 Glenelig	18.3 Ac.	Severe Slope
On B Glenville	4.2 Ac.	Severe Slope
La Lindsie	1.8 Ac.	Severe Slope
Md D2 Manor	1.8 Ac.	Severe Slope
Md B2 Manor Channery	9.8 Ac.	Slight Slope
Md E	12.5 Ac.	Severe Slope

3RD AMENDED PLAN (9-27-95)

- This plan sealed by D.S. Thaler & Associates, Inc. as to these revisions only.
- REVISED:
- Adjusted lot line to incorporate Anton North Lot 17 into Anton North Section II Lot No. 15 and into tract.
 - Removed one (1) septic area and proposed well envelope.
 - Revised building envelope.
 - Identified current property owners adjacent to Lot No. 15.
 - Added Lot No. 15 access note, building footprint note.
 - Note Noe, Sa, 5d.

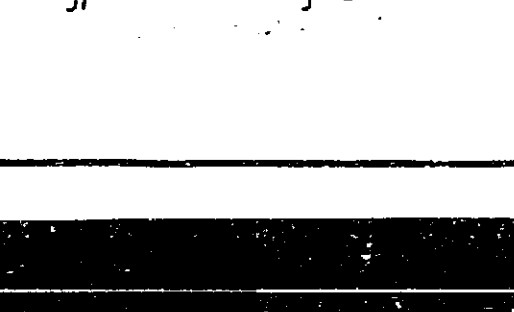
Driveway Section



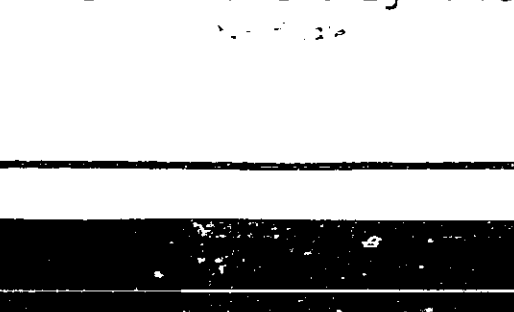
SURROUNDING LOT OWNERS

- LOT #1 (ANTON NORTH SEC. 2)
JAMES CRISTAL
5013 PARK HEIGHTS AVE
8175 / 805
- LOT #25 (ANTON NORTH SEC. 2)
JERRY S. COHN
3 ANTON NORTH WAY
1831 / 445
- LOT #17 (ANTON NORTH SEC. 2)
GEARY B. KATZ
2 MERRY HILL CT
4126 / 214

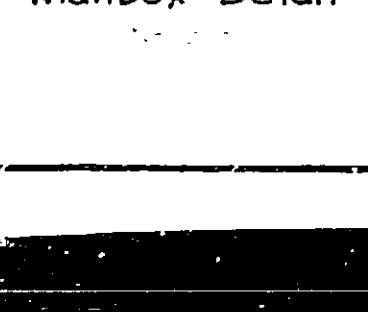
Typical Paving Section



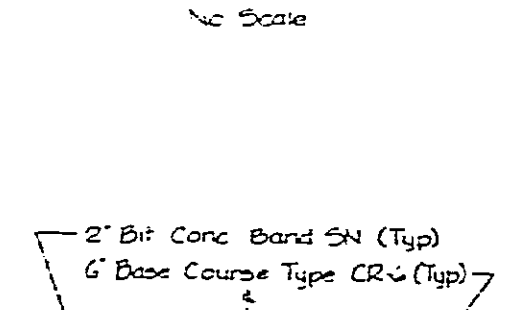
Trash Can Storage Area



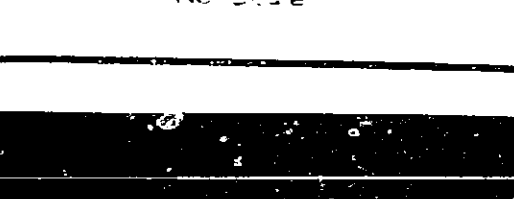
Mailbox Detail



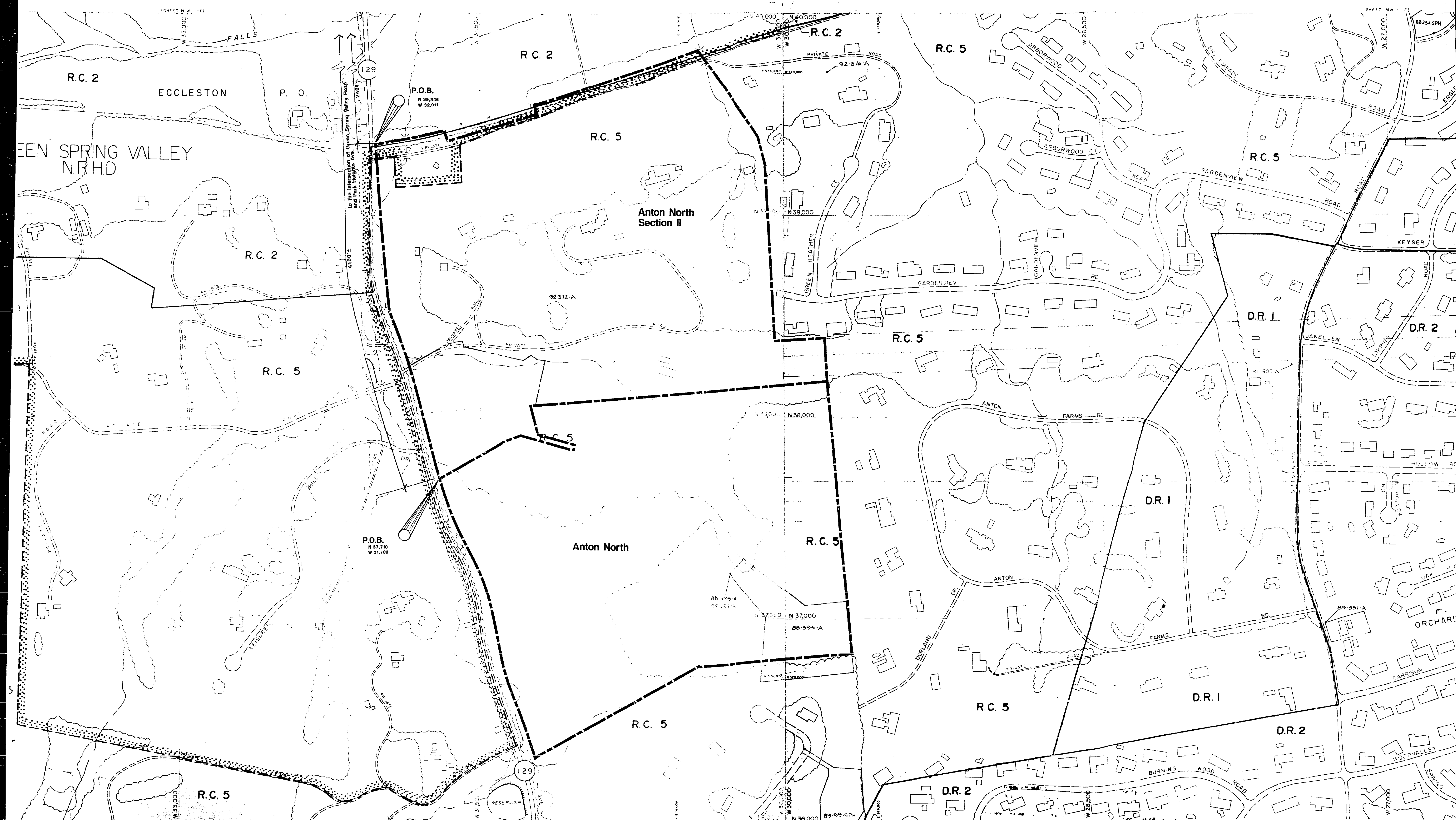
Typical Parking Detail



Single Panhandle Drive



W. Duvall & Associates Inc.



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992

William A. Howard
 Chairman, County Council

SCALE
 1" = 200'

DATE
 OF
 PHOTOGRAPHY
 JANUARY
 1986

LOCATION

GREY ROCK
 ECCLESTON P.O.

SHEET

N. W.
 10-F

O-NW
 S-SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

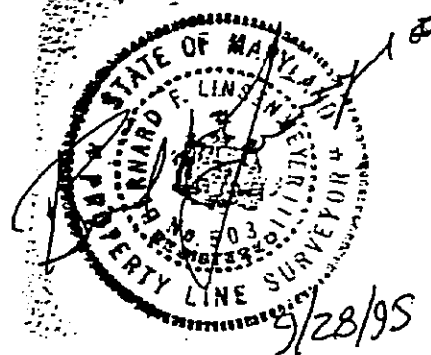
Baltimore County 1992 200 Scale Zoning Map
 to Accompany Zoning Petition (map NW-10E&F)

**ANTON NORTH &
 ANTON NORTH - SECTION II**

D.S. THALER & ASSOC., INC.
 CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS
 7115 AMBASSADOR ROAD, BALTIMORE, MD. 21244
 (410) 644-ENGR. (410) 644-3147

96-160-SPH 153

12. By a curve to the right, having a radius of 1570.00 feet, 301.28 feet to a point; thence,
 13. By a curve to the left, having a radius of 1250.00 feet, 415.88 feet to a point; thence,
 14. By a curve to the right, having a radius of 1210.00 feet, 280.83 feet to a point; thence,
 15. North 14°10'45" West, 65.12 feet, more or less, to the point of beginning.
- Containing approximately 60.00 acres, more or less.



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September 28, 1995

ANTON NORTH - SECTION TWO
(For Zoning Purposes Only)

Beginning at a point located approximately 2400 feet, more or less, south of the intersection of Park Heights Avenue and Greenspring Valley Road the following courses and distances:

1. North 81°00'30" East, 242.25 feet, more or less, to a point; thence,
2. By a curve to the left, having a radius of 1433.00 feet, more or less, 96.67 feet more or less, to a point; thence,
3. South 18°07'28" East, 32.33 feet, more or less, to a point; thence,
4. By a curve to the left, having a radius of 1466.00 feet, more or less, 133.18 feet, more or less, to a point; thence,
5. North 71°56'04" East, 342.00 feet, more or less, to a point; thence,
6. North 18°08'36" West, 33.00 feet, more or less, to a point; thence,
7. North 71°50'49" East, 848.25 feet, more or less, to a point; thence,
8. South 35°52'00" East, 304.13 feet, more or less, to a point; thence,
9. South 35°52'00" East, 132.37 feet, more or less, to a point; thence,
10. South 29°56'31" East, 92.99 feet, more or less, to a point; thence,
11. South 12°08'53" East, 124.87 feet, more or less, to a point; thence,
12. South 02°42'40" East, 881.99 feet, more or less, to a point;

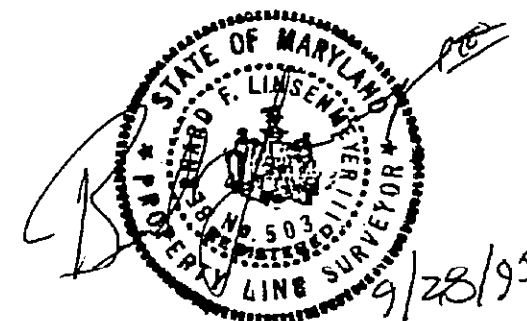
153

thence,

13. North 85°42'59" East, 252.18 feet, more or less, to a point; thence,
14. South 04°25'41" East, 209.30 feet, more or less, to a point; thence,
15. South 85°34'47" West, 1488.00 feet, more or less, to a point; thence,
16. South 12°25'00" East, 158.52 feet, more or less, to a point; thence,
17. South 74°05'00" East, 184.75 feet, more or less, to a point; thence,
18. By a curve to the left, having a radius of 50.00 feet, 10.07 feet, to a point; thence,
19. North 74°05'00" West, 262.00 feet, more or less, to a point; thence,
20. South 68°30'00" West, 95.00 feet, more or less, to a point; thence,
21. South 59°40'00" West, 360.84 feet, more or less, to a point; thence,
22. North 14°10'45" West, 329.71 feet, more or less, to a point; thence,
23. North 14°01'45" West, 99.50 feet, more or less, to a point; thence,
24. By a curve to the left, having a radius of 1200 feet, 138.20 feet, more or less, to a point; thence,
25. North 20°46'39" West, 300.42 feet, more or less, to a point; thence,
26. North 69°12'42" East, 12.00 feet, more or less, to a point; thence,

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27. North 04°21'29" West, 808.75 feet, more or less, to the point of beginning.
- Containing 66.92 acres of land, more or less.



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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-160-SPH

District: 2-1 Date of Posting: 11/9/95
 Posted for: Special Hearing
 Petitioner: Stephen L. Snyder
 Location of property: 3 Merry Hill Court, Lot 15
 Location of Signs: Along the driveway property being zoned
 Remarks: None
 Posted by: [Signature] Date of return: 11/17/95
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 11/3, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/2, 1995.

THE JEFFERSONIAN
LEGAL AD - TOWSON

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 West Chesapeake Avenue in Towson, Maryland 21204, on the following date and time:
 Date: 11/9/95 Time: 10:00 a.m.
 Location: Room 106, 111 West Chesapeake Avenue, Towson, Maryland 21204
 Case No.: 96-160-SPH
 Item No.: 153
 Petitioner: Stephen L. Snyder
 Property: 3 Merry Hill Court, Lot 15, Towson, Maryland 21204
 Zoning: RM-10
 The Commission will hear all interested parties and will accept recommendations from the Planning and Zoning Commission. The Commission will also hear all interested parties and will accept recommendations from the Planning and Zoning Commission. The Commission will also hear all interested parties and will accept recommendations from the Planning and Zoning Commission.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 10/2/95 ACCOUNT: 96-160-SPH
 No. 00153
 Item # 153 AMOUNT: \$170.00
 RECEIVED FROM: Thaler (for Snyder)
 FOR: RSH 10/15/95 2 11/2/95
 VALIDATION OR SIGNATURE OF CASHIER
 [Signature]



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 27, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 West Chesapeake Avenue in Towson, Maryland 21204, on the following date and time:
 Date: 11/9/95 Time: 10:00 a.m.
 Location: Room 106, 111 West Chesapeake Avenue, Towson, Maryland 21204
 Case No.: 96-160-SPH
 Item No.: 153
 Petitioner: Stephen L. Snyder
 Property: 3 Merry Hill Court, Lot 15, Towson, Maryland 21204
 Zoning: RM-10

CASE NUMBER: 96-160-SPH (Item 153)
 3 Merry Hill Court
 Lot 15, Anton North, Section 2
 33 Evan Way
 Lot 17, Anton North, Section 1
 8/5 Park Heights Avenue, 4100' S of Greenspring Valley Road
 3rd Election District - 2nd Councilmanic
 Legal Owner: Stephen L. Snyder and Julia Snyder
 Special Hearing to approve an amendment to the Final Development Plans for Anton North Section 2 for the lot line adjustment and combination of 33 Evan Way, Lot 17, Anton North, Section 1 and 3 Merry Hill Court, Lot 25, Anton North, Section 2.
 HEARING: TUESDAY, NOVEMBER 28, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Stephen and Julia Snyder
 Alan E. Scoll/D.S. Thaler & Associates
 Jeffrey R. Scherr, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE REMOVED BY 10:00 a.m. 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
 (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3333.
 (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 21, 1995

Jeffrey H. Scherr, Esquire
 Commerce Place, Suite 2600
 One South Street
 Baltimore, Maryland 21202

RE: Item No.: 153
 Case No.: 96-160-SPH
 Petitioner: S. L. Snyder, et ux

Dear Mr. Scherr:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 10, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
 Zoning Supervisor

WCR/jw
 Attachment(s)

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
October 31, 1995

FROM: J. Lawrence Pilson, Jr.
Development Coordinator, DEPRM

SUBJECT: Zoning Item #153/- Anton North
3 Merry Hill Court and 33 Evan Way
Zoning Advisory Committee Meeting of October 23, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Any resubdivision or other change to this plan must respect the 50' stream buffers established at the time of the original subdivision approval.

JLP:VK:sp

ANTON/DEPRM/TXTSBP

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 847-5500

DATE: 10/11/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: STEPHEN L. SNYDER & JULIA A. SNYDER

LOCATION: E/S PARK HEIGHTS AVE., 4100' S OF GREENSPRING VALLEY RD.
(3 MERRY HILL CT., LOT 15, ANTON NORTH, SECTION 2 AND
33 EVAN WAY, LOT 17, ANTON NORTH, SECTION 1)
Item No. 153 Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, FDM
DATE: October 24, 1995

FROM: Pat Keller, Director, OP

SUBJECT: Lots 15 and 17 Anton North

INFORMATION:

Item Number: 153

Petitioner: Snyder Property

Property Size:

Zoning: RC-5

Requested Action: Special Hearing

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1801.3A.7.b(1) of the Baltimore County Zoning Regulations, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the Comprehensive Manual of Development Policies.

Prepared by: Jeffrey W. Long

Division Chief: Caryl L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: Oct. 30, 1995

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for October 30, 1995
Item 153

The Development Plans Review Division has reviewed the subject zoning item. If this amendment to the Final Development Plan is approved, the record plats for these subdivisions must be amended to reflect the changes.

RWB:sw



David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 153 (CAH)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance onto MD 2124 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-333-1350 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PE: PETITION FOR SPECIAL HEARING
3 Merry Hill Court, Lot 15, Anton
North, Section 2;
33 Evan Way, Lot 17, Anton North, Sec. 1
E/S Park Heights Avenue, 4100' S of
Greenspring Valley Road, 3rd Election
District, 2nd Councilmanic
Stephen and Julia Snyder
Petitioners

* * * * *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-160-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of November, 1995, a copy of the foregoing Entry of Appearance was mailed to Jeffrey H. Scherr, Esquire, 1 South Street, Suite 2600, Baltimore, MD 21202, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

W. DUVAL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

June 13, 1994

D.S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, Maryland 21244

Attention: Mr. Rowan Glidden, R.L.A.

RE: Anton North and Anton North Sec. Two

Dear Mr. Glidden:

Consider this letter as our written permission to revise the referenced plans in your letter of June 8, 1994. However some of the plans you have mentioned were not prepared by our office.

If you have any questions please contact our office.

Very truly yours,
W. Duvall & Associates, Inc.

Will
Wilbur L. Duvall, P.E.
President

WLD:sab

530 East Joppa Road/Towson, Maryland 21286/(410) 583-9571

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D. S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21244
(410) 944-ENGR • (410) 944-3647 • FAX: (410) 944-3684

Date: October 11, 1995

To: Baltimore County Government
County Office Building
Office of P.D.M.
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Anton North &
Anton North - Section II

Attention: Ms. Kate Milton

Gentlemen:

☒ We are submitting ☒ Herewith ☐ Under Separate Cover
☐ We are forwarding
☐ We are returning
☐ We request

No.	Description
1ea.	Copy of a CRG approval stamps.

Remarks:

☒ In accordance with your request
☐ For your review
☐ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you

☒ For your use
☐ Please call when ready
☐ Please return to this office
☐ Approval requested
☐ Conference requested at your convenience

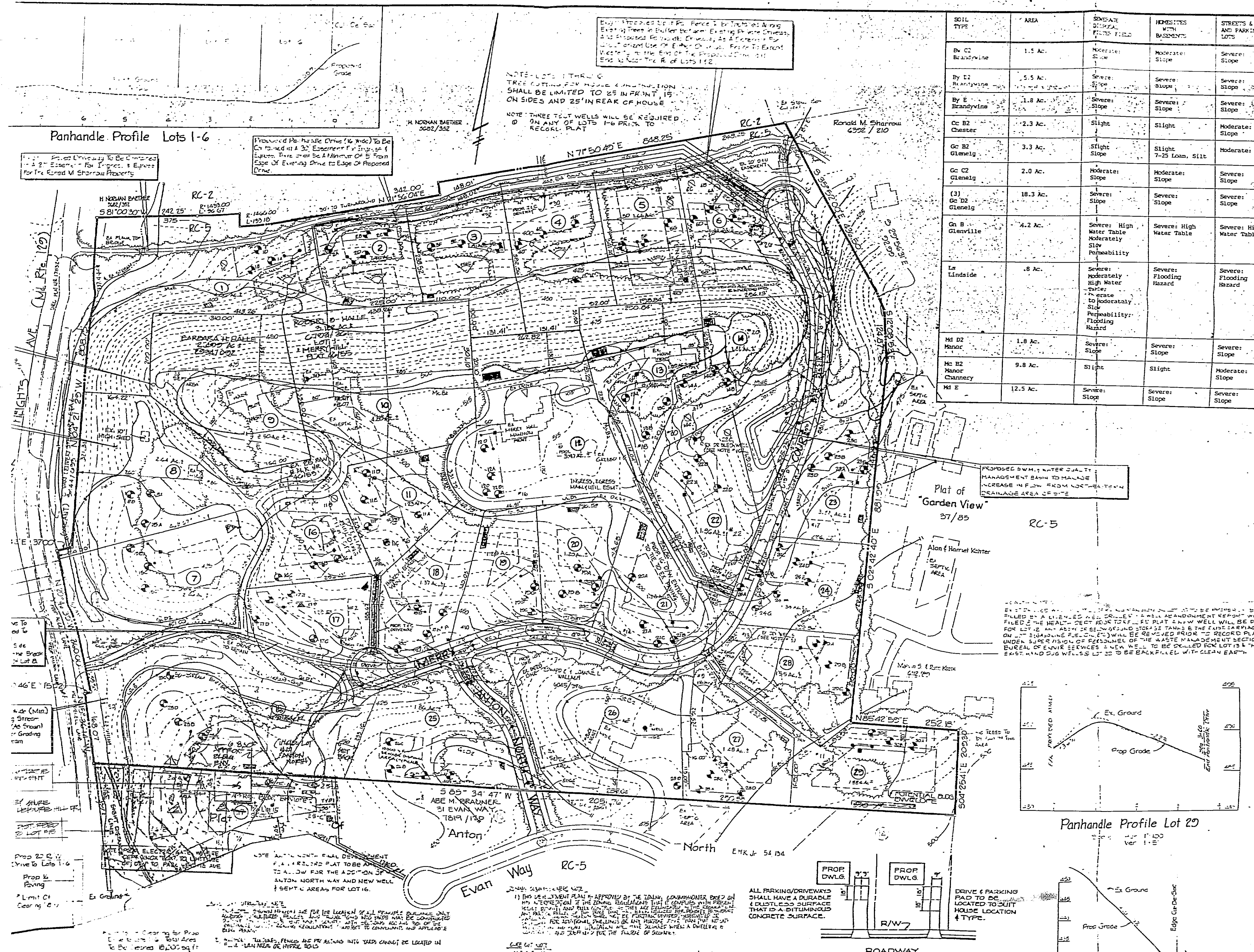
For further information, please contact the writer at this office

CC: file
Enclosure ☒

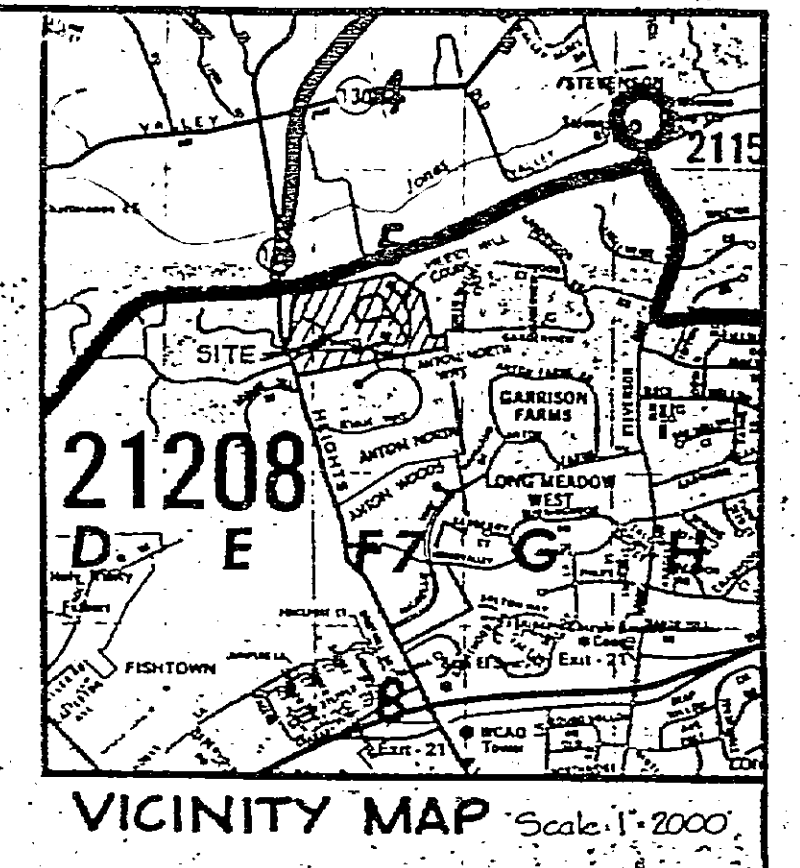
Sincerely yours,

Stacy A. McArthur, R.L.A.

Item
153



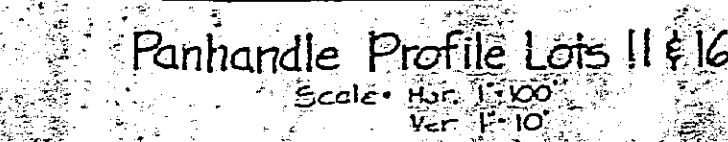
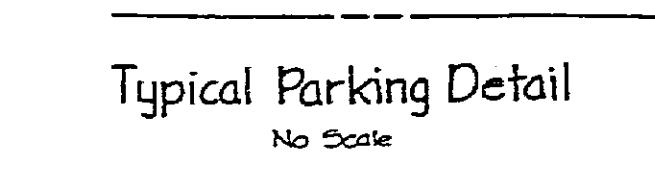
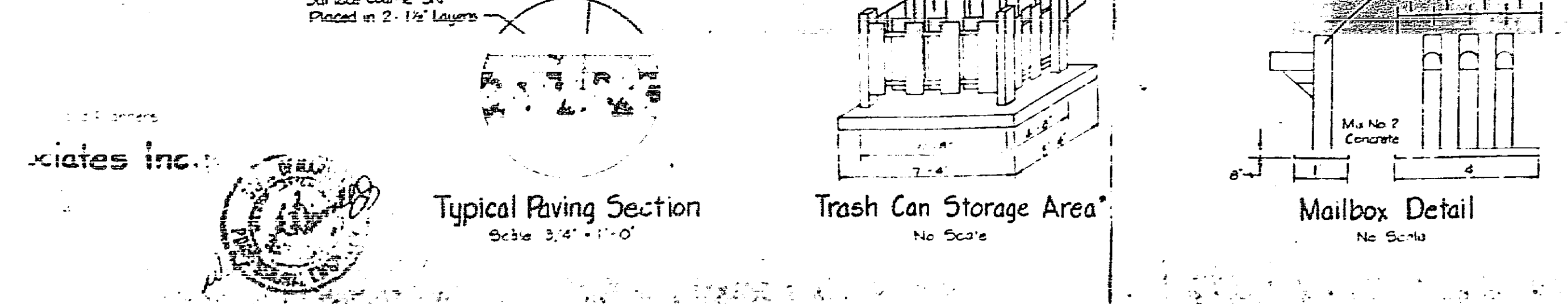
SOIL TYPE	AREA	SEPARATE PHYSICAL FIELD	HIGHWAYS WITH BASEMENTS	STREETS AND PARKING LOTS
Bw C2 Brandywine	1.1 Ac.	Moderate: Slope	Moderate: Slope	Severe: Slope
By C2 Brandywine	1.5 Ac.	Severe: Slope	Severe: Slope	Severe: Slope
By E Brandywine	1.8 Ac.	Severe: Slope	Severe: Slope	Severe: Slope
Cc B2 Chert	1.2 Ac.	Slight	Slight	Moderate: Slope
Gc B2 Glenelg	3.3 Ac.	Slight	Slight	Moderate: Slope
Gc C2 Glenelg	2.0 Ac.	Moderate: Slope	Moderate: Slope	Severe: Slope
(3) Gc D2 Glenelg	18.3 Ac.	Severe: Slope	Severe: Slope	Severe: Slope
Gc B Glenelg	4.2 Ac.	Severe: High Water Table	Severe: High Water Table	Severe: High Water Table
Lc Lindsie	.8 Ac.	Severe: Moderately High Water Table	Severe: Flooding Hazard	Severe: Flooding Hazard
Mc B2 Manor	1.8 Ac.	Severe: Slope	Severe: Slope	Severe: Slope
Mc B2 Manor	9.8 Ac.	Slight	Slight	Moderate: Slope
Mc E	12.5 Ac.	Severe: Slope	Severe: Slope	Severe: Slope



- GENERAL NOTES**
- Applicant: BENJAMIN H. BLUM, 17 WARREN ROAD, Pikesville, Maryland 21208, Phone: 484-2419. Owners: BENJAMIN H. BLUM, 17 WARREN ROAD, Pikesville, Maryland 21208, Phone: 484-2419. Deed Reference: 2934/92. Property: p.13. Tax Account: 1 03100975. Barbara K. Hallie, Park Heights Avenue, Stevenson, Maryland 21153. Deed Reference: 2934/92. Property: p.12. Tax Account: 1 030009173. Robert Blue & Ms. Hallie, Park Heights Avenue, Stevenson, Maryland 21153. Deed Reference: 6793/361. Property: p.314. Tax Account: 1 000014157. Edward & Joanne Hallie, 8601 Park Heights Avenue, Stevenson, Maryland 21153. Deed Reference: 4645/378. Property: p.394. Tax Account: 1 0308051200.
 - Final Development Plan: prepared by W. Davall & Associates, Inc., 330 East Joppa Road, Towson, Maryland 21204. Attention: Leonard T. Bohager P.L.S. Phone: 583-9571.
 - This property lies within Election District 3, Councilmanic District 3, and Census Tract 408.02.
 - This property lies within Watershed 24 and Subwatershed 61.
 - Site Information:
 - a. GROSS ACREAGE: 64.44 AS 67.50
 - b. LOCAL OPEN SPACE REQUIRED: 2.00 AS 2.00
 - c. DENSITY CALCULATIONS: 2 spaces per unit - 29 x 2 = 58 spaces. Proposed: 2 spaces per unit - 29 x 2 = 58 spaces. Density proposed to lots: 467 lots/acre - 469 lots/acre. All lots are for sale - 46.44.
 - All existing vegetation to remain in areas not requiring construction or grading.
 - The existing use is residential and proposed use is residential.
 - Proposed lighting is shown as 2' with a mounting height of 14'.
 - Panhandle driveways - see plan for location and width; see profiles for grades. Maintenance of panhandle driveways will be the responsibility of the individual lot owners. All panhandle lots will be provided with a 4' x 4' concrete pad adjacent to the curb at the intersection of the panhandle and the street right of way, except lots 7, 8, 9, 10, & 26.
 - Average daily trips as calculated from the Baltimore County Comprehensive Manual of Development Policy:
 - 29 lots @ 12.4 = 360 ADT's
 - ADT's are shown on the plan as
 - No structures or septic tanks are proposed within 100 feet of any perennial stream.
 - There are no primary wetland soil types found on the site.
 - There are no known critical areas, endangered species habitats, hazardous materials or archeological sites on this site.
 - Site survey and topography from boundary and topography by Data, Hume, & Walker, Inc. dated April 5, 1982.
 - Existing dry wells shown as G shall be abandoned and backfilled by a licensed contractor.
 - Existing wells shown as W shall be abandoned and backfilled by a licensed well driller.
 - Grading shown is schematic only.
 - The existing septic tanks & dry wells at the carriage house on lot 13 will be removed, removed & 2' around perimeter will be excavated & the "X" plumbing will be disconnected prior to record plat.
 - Per zoning ordinance 104.3, no more than 15% of any lot may be covered by buildings.
 - The Ex. house on lot 12 is the Herry Hill House, Maryland Historic District Site #42293. Planning Required: 29 units @ 1.00 unit/lot = 29 units. Planting Provided: 18 Major Deciduous, 25 Evergreen.
 - There will be no grading in 10,000 S.F. sewage disposal areas.
 - Access to Park Heights Avenue via the existing private road which lies within a 25' R/W @ the southwest corner of the site, will be strictly limited to lots 7, 8, 9, 10 & 26. All others are to use public roads only.
 - A waiver to allow 6 lots (7, 8, 9, 10, 13, & 26) to use the private drive out to Park Heights Avenue will be applied for.
 - Septic systems to be installed between existing trees so as not to require additional clearing.
 - Will areas are shaded as existing or proposed; see plan and key.
 - Proposed multiple access to the street and indicated on plan; see key and plan for location.
 - All existing vegetation to remain in areas not requiring construction or grading.
 - Slopes greater than 15% are indicated in areas of proposed lots only.
 - Stormwater Management waiver has been approved for the Western and Southeastern drainage areas of the site. S.W.M. basins will be provided for the Northeast portion of the site. Waiver approved June 25, 1987.
 - Ex. outbuilding on lot 88 not met 5-400 (B.C.Z.R.). If not the building must be raised or obtain a variance.
 - The Ex. house on lot 13 must comply with the B.C.Z.R. if it's going to remain and be used as a dwelling.
 - Refuse to be collected by Baltimore County at curb or designated collection points.

SURROUNDING LOT OWNERS
LOT #7 (ANTON NORTH SEC. 2) JAMES CRYSTAL, 3 ANTON NORTH WAY, 6115/305
LOT #11 (ANTON NORTH SEC. 2) JERRY S. COHN, 3 ANTON NORTH WAY, 1831/445
LOT #17 (ANTON NORTH SEC. 2) GEARY D. KATZ, 2 MERRY HILL CT, 4124/214

Storage Area shall provide a Minimum of 16 S.F. Area For Each Residence Served.
6' x 1' x 3' 6' x 4' x 5' Treated Lumber Pallets
Mailbox Detail
No Scale



OWNER / DEVELOPER
BENJAMIN H. BLUM
17 WARREN ROAD
PIKESVILLE, MD
(301) 484-2419

III-289
RED-LINE
389 AMENDED
UNRECORDED
FINAL DEVELOPMENT PLAN OF
Anton North
Section Two
3rd Election District Baltimore Co Md
Scale 1"=100 July 14, 1987
DATE OF RECORDING 5/28/87 REV 1/1/88
DATE OF SET AMENDMENT 6/15/88
DATE OF SET AMENDMENT 6/15/88
Office of Planning & Zoning
Baltimore County
Director: [Signature]
Planning Commission: [Signature]

26-091-96